

MEADOW GROVE ESTATES
SECTION 3 PART 1

RECEIVED
OCT 17 2013
GC PLANNING COMMISSION

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Situated in the State of Ohio, County of Franklin, City of Grove City and in Virginia Military Survey Number 6840, containing 6.400 acres of land, more or less, said 6.400 acres being part of that tract of land conveyed to ROCKFORD HOMES, INC. by deed of record in Instrument Number 200002140030367, Recorder's Office, Franklin County, Ohio.

The undersigned, ROCKFORD HOMES, INC., an Ohio Corporation, by DONALD R. WICK, Executive Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "MEADOW GROVE ESTATES SECTION 3 PART 1", a subdivision containing Lots numbered 62 to 79, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or part of the Avenue and Court shown hereon and not heretofore dedicated.

Easements, within areas designated "Easement" or "Drainage Easement" on this plat, are hereby granted to the City of Grove City, Ohio, American Electric Power, and Ameritech, and their successors and assigns. Each of the aforementioned designated easements permit the constructing, using and maintaining of public and private utilities above, beneath, and on the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all adjacent Lots and lands and for storm water drainage. Within areas designated "Drainage Easement" on this plat, an additional easement is hereby granted to the City of Grove City, Ohio, its successors and assigns, for the purpose of constructing, using and maintaining storm water drainage swales and/or other above ground storm water drainage facilities. Except as provided for in the developer's overall scheme for the development of MEADOW GROVE ESTATES SECTION 3 PART 1, no above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby granted therein for the uses and purposes expressed herein.

Approved this Day of
20 Chairman, Planning Commission
Grove City, Ohio

Approved this Day of
20 Reviewed for the City of Grove City
by Hockaden and Associates, Inc.

Approved this Day of
201 Director of Public Service,
Grove City, Ohio

Approved this Day of
20 Mayor
Grove City, Ohio

Approved and accepted by Ordinance No., passed this day of
, 20, wherein all of Avenue and Court, shown dedicated hereon are
accepted by the Council of the City of Grove City, Ohio.

In Witness Whereof I have hereunto
set my hand and affixed my seal this
day of , 20. City Clerk
Grove City, Ohio

Transferred this day of ,
20 Auditor,
Franklin County, Ohio

Deputy Auditor,
Franklin County, Ohio

Filed for record this day of ,
20 at M. Fee \$ Recorder,
Franklin County, Ohio

File No.

Recorded this day of ,
20 Deputy Recorder,
Franklin County, Ohio

Plat Book , Pages

In Witness Whereof, DONALD R. WICK, Executive Vice President of
ROCKFORD HOMES, INC., an Ohio Corporation, has hereunto set his hand this
day of , 20.

Signed and Acknowledged ROCKFORD HOMES, INC.
In the presence of: an Ohio Corporation

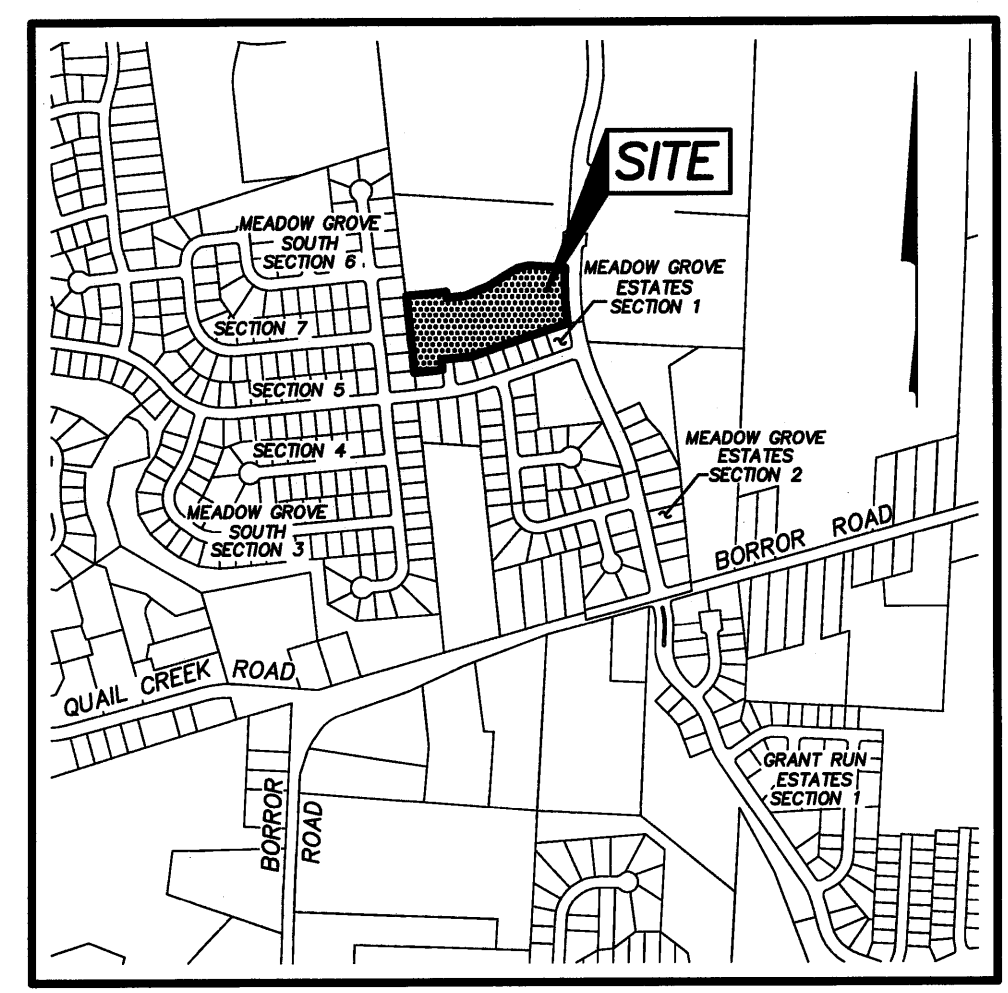
By DONALD R. WICK,
Executive Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared DONALD R. WICK, Executive Vice President of ROCKFORD HOMES, INC., an Ohio Corporation, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said ROCKFORD HOMES, INC., an Ohio Corporation, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this
day of , 20.

My commission expires Notary Public,
State of Ohio



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monument Numbers 0022 and 6634, having a calculated bearing of South 86°20'22" East between said monuments and are based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83, 1986 adjustment.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Franklin County, Ohio, Recorder.

IRON PINS, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



Evans, Mechwart, Hambleton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

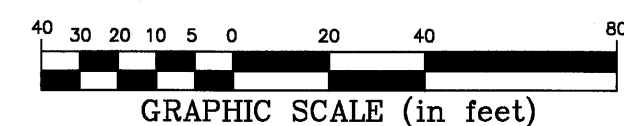
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
• = MAG Nail to be set
© = Permanent Marker (See Survey Data)

By Professional Surveyor No. 7865 Date

J:\20100494\20100494S\DWG\PLAT\20100494FP.DWG plotted by MASTON, JOHN on 9/23/2013 1:08:44 PM last saved by TBMXTER on 9/23/2013 10:58:02 AM

Parcel Number 040-005225 6.400 Ac.

MEADOW GROVE ESTATES SECTION 3 PART 1 2010-0494